



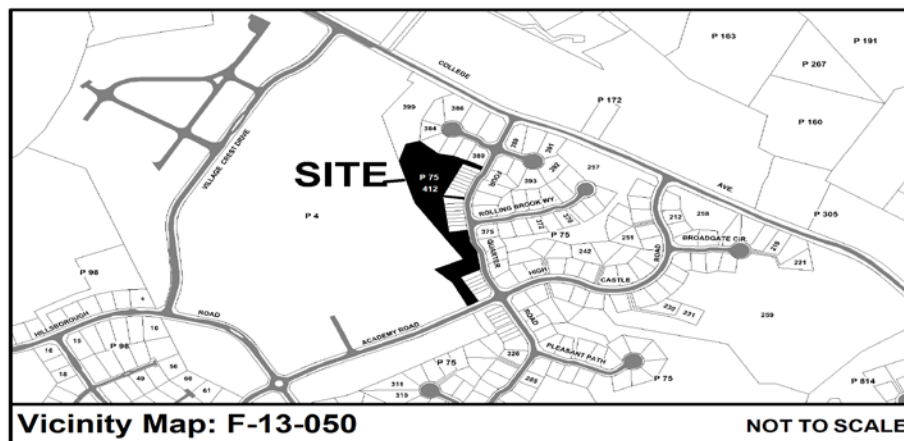
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT
Planning Board Meeting of August 29, 2013

- Case No. /Petitioner:** PB 401/F-13-050, Taylor Properties Community Association, Inc.
- Project Name:** Autumn View, Section 5, Phase 4, Resubdivision of Open Space Lot 412
- Request:** For Planning Board approval of an amended sketch plan, Amended S-99-01, and the final plan, F-13-050, for the creation of one buildable residential lot in Section 5 of the Autumn View subdivision by resubdividing Open Space Lot 412 into buildable Lot 413 and Open Space Lots 414 and 415 on land located in a R-ED (Residential: Environmental Development) zoning district in accordance with Section 107.E of the Howard County Zoning Regulations.
- Location:** The subject property is located on the west side of Four Quarter Road, approximately 160± feet north of the Academy Road and High Castle Road intersection of the Autumn View, Section 5 subdivision, in the Second Election District of Howard County, Maryland, containing 3.02 acres of land identified as Open Space Lot 412.
- DPZ Recommendation:** Approval, subject to compliance with any comments from the Planning Board. No outstanding comments were received from reviewing agencies regarding this redline revision.



Vicinal Properties:

North Side – Lots 380-383 of the Autumn View, Section 5, Phase 5 subdivision.

East Side – Four Quarter Road public right-of-way.

South Side – Lots 336-409 of the Autumn View, Section 5, Phase 4 subdivision.

West Side – Parcel D-1 of the Village Crest Subdivision.

Site History:

- **PB Case No. 329**, Comprehensive Sketch Plan for Section 5 for 178 residential units; approved by the Planning Board on July 1, 1999.
- **S-99-01**, Sketch Plan for Section 5 received signature approval on September 3, 1999.
- **PB Case No. 354**, Amended Comprehensive Sketch Plan approved by the Planning Board on January 10, 2002.
- **P-02-09**, Preliminary Plan for Section 5, Phase 4, received signature approval on March 27, 2002.
- **F-03-008**, Final Plan to establish Phase 4, Lots 336-378 and Open Space Lot 379, was recorded on March 12, 2004.
- **F-06-204**, Final Plan to create new lots 409-411 and Open Space Lot 412, was recorded on May 31, 2006.

General Comments:

- A. The property was properly posted with one official Planning Board notice.
- B. This resubdivision is subject to compliance with the Amended 5th Edition of the Subdivision and Land Development Regulations, the Adequate Public Facilities Ordinance, the Forest Conservation Act and the Landscape Manual.
- C. A final plan to resubdivide Open Space Lot 412 into a 9,370 square foot buildable residential lot containing an existing dwelling as an amendment to the previously approved sketch plan, S-99-01, to add an additional buildable lot and two open space lots.
- D. Density Tabulation for Autumn View, Sections 1- 5:

Note: * The subdivision plat (F-13-050) adds **one** proposed unit in Section 5, Phase 4. (A total of 178 units for Section 5 were approved by the Planning Board on July 1, 1999).

Planning Board Criteria:

In accordance with Section 107.E.6. of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating this final plan to amend the previously approved sketch plan:

1. **The proposed lay-out of lots and open space effectively protects environmental and historic resources.**

The plan proposes the creation of a 9,370 square-foot (0.22 acres) buildable residential lot through the resubdivision of a 3 acre open space lot (Open Space Lot 412). An existing historic dwelling will be preserved on the newly created residential lot and the remaining 2.78 acres shall consist of open space land as Open Space Lots 414 and 415. The historic dwelling has been endorsed to remain by the Howard County Historic District Commission. This plan does not propose disturbance within the environmental areas of Section 5.

2. **Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

The building (an existing dwelling located on proposed Lot 413), roads, storm water management facilities and utilities have all been constructed and currently exist. There will not be any new infrastructure, development and/or buildings proposed with this plan.

3. **Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.**

The newly created residential lot will be created around an existing historic dwelling; there will be no new development proposed with this plan.

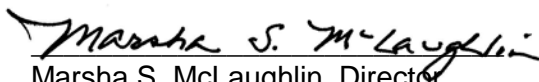
SRC Action:

On June 10, 2013 the Subdivision Review Committee (SRC) determined this final plan may be approved, subject to compliance with the following summarized SRC comments:

- a. A plat of revision to abandon the off-site forest conservation easement must be approved;
- b. Open Space dedication to Recreation and Parks information;
- c. Minor drafting and information corrections/additions.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends approval of the amendment to S-99-01 processed under F-13-050, Autumn View, Section 5, Phase 4, subject to compliance with the SRC agency comments for this plan.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

8/20/13
Date